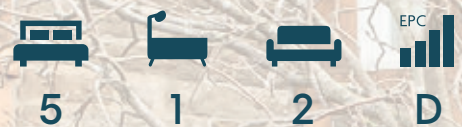


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WELCOME TO:  
BALGREEN ROAD

49 Balgreen Road, Balgreen, Edinburgh EH12 5TY





## BALGREEN ROAD AT A GLANCE:



Residential Balgreen  
location



Five-bedroom  
Victorian property



Bright open plan  
kitchen/dining room



Carrick Knowe Golf  
Course nearby



Corstorphine Hill  
in walking distance



Well-regarded  
schooling close by

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

This is an impressive five-bedroom Victorian mid-terrace property in the popular residential location of Balgreen. The generous, comfortable and well-presented accommodation is spread over two floors giving a superb feeling of space and light. The attractive décor which includes original period features adds to its appeal and this along with its private front and rear garden plus single garage, and proximity to excellent amenities make it an ideal family home.

- Elegant bay-windowed living room with an abundance of original features including an Edinburgh press and marble mantelpiece with decorative insert
- Bright open plan dining/kitchen with direct access to the private rear garden. Features excellent wall and floor units, extensive worktop space and integrated appliances which include eye-level oven and gas hob
- Contemporary ground floor WC with washbasin
- Light bay-windowed principal double bedroom with ornate cornicing and plenty of space for freestanding furniture
- Three further well-presented double bedrooms and one single bedroom
- Generous family bathroom with three-piece white suite and separate shower
- Enclosed rear garden with patio area and a private front garden
- Detached single garage with power, accessed via rear lane
- Gas boiler heating throughout
- On street (unrestricted) parking









# LOCATION, LOCATION, LOCATION:

A sought-after residential suburb to the west of Edinburgh’s city centre, Balgreen offers excellent amenities and schooling, with swift access into town. There are a range of local shops and services in nearby Corstorphine as well as a Co-op in walking distance. The larger supermarket options of Aldi and Sainsbury’s, and the Gyle Shopping Centre with its familiar high street retailers are a short drive.

Recreational opportunities are close at hand with Edinburgh Zoo, Murrayfield Rugby Stadium, Saughton Sports Complex and the Carrick Knowe Golf Club amongst others. For something more leisurely there are peaceful leafy walks at nearby Corstorphine Hill or in Saughton Public Park and Rose Gardens.

Well-regarded state primary and secondary schooling in the area includes Balgreen Primary School and Tynecastle High School. Edinburgh private schools are in easy reach including the Mary Erskine School, St George’s School and Stewarts Melville College.

Excellent bus and tram links take you into the city centre as well as Edinburgh Airport and the City Bypass, M8 and M9 motorway networks are all close by.



## FLOOR PLAN:



49 Balgreen Road, Balgreen, Edinburgh EH12 5TY  
Approx. Gross Internal Area  
1830 Sq Ft - 170 Sq M  
For identification only. Not to scale.  
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WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

